STANCOTE, KIPPINGTON ROAD

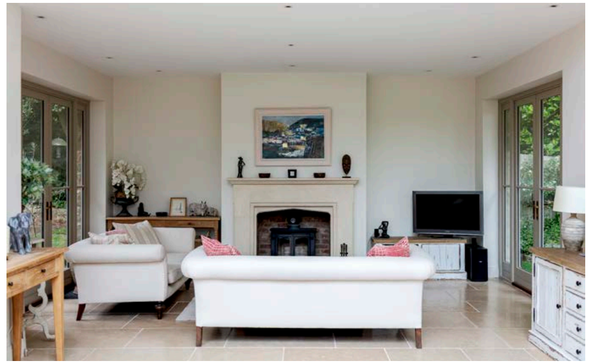
Sevenoaks, Kent

AN IMPRESSIVE PERIOD PROPERTY LOCATED ON A SOUGHT-AFTER PRIVATE ROAD WITHIN CLOSE PROXIMITY TO SEVENOAKS HIGH STREET AND MAINLINE STATION.

Main House
Ground Floor: Kitchen / Breakfast room, Pantry, Utility room, Dining room, Sitting room, Family room, Drawing room
First Floor: Principal bedroom with en suite, Four further bedrooms, Two family bathrooms

Gardens and Grounds
Detached triple garage with studio above, Driveway, Landscaped gardens

Sevenoaks High Street 1.5 miles, Sevenoaks Station 1 mile, A21 at Chipstead 2 miles, M25 Junction 5 3 miles.
(All distances approximate)

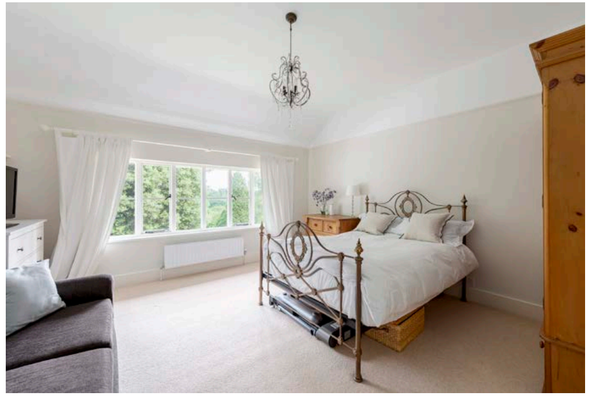


THE PROPERTY

Stancote is a Victorian family property located in a highly sought after private road within 1 mile of Sevenoaks station, town centre and Knole Park and close to many well-regarded schools. Dating from the 1860s with ragstone elevations the property has been extensively modernised by the present owners whilst retaining many features from the period.

Extending to almost 6,000 sq ft the property provides generously proportioned accommodation arranged over two floors and is beautifully presented throughout. Of particular note is the superb orangery which has been thoughtfully designed and finished to an extremely high specification, aesthetically enhancing the original building, and providing a wonderful space for modern family living in perfect harmony with its surroundings. In the addition the principal reception rooms are of elegant proportions and are ideal for more formal entertaining.

On the first floor the principal bedroom is of generous proportions and enjoys delightful views over the garden and beyond. There are fitted wardrobes along with a well-appointed en suite with twin basin vanity unit, fitted bath and separate shower cubicle. In addition there are a further four bedrooms served by a family bathroom along with a separate shower room.



GARDENS AND GROUNDS

Externally the property is accessed off Kippington Road and is approached along a drive providing an excellent sense of arrival. There is parking for several cars along with a detached triple garage with studio above.

A particular feature of the property is the glorious established garden which enjoys a private aspect with far reaching views. Principally laid to lawn the garden has been planted with an array of specimen trees with attractive, well-stocked borders. An attractive, low level stone capped wall with central steps descend to a further terraced area of lawn providing further interest. A stone paved terrace accessed via the orangery provides a delightful setting for al fresco entertaining.

SITUATION

There are excellent schools nearby such as New Beacon, Granville, Walthamstow Hall, and the renowned Sevenoaks School. Tonbridge Boys school is approximately 7 miles distance. Local primary schools include St Thomas, Riverhead infants and Amherst Junior schools. Sevenoaks has two grammar annexes and the well-regarded Judd and TGS grammar schools in Tonbridge.

Sevenoaks High Street is 0.7 miles with internationally renowned Sevenoaks School, supermarkets, restaurants and a range of boutique shops. The house is well-placed for Knole Park and is 1.5 miles from Sevenoaks Station with mainline links to London Bridge, Waterloo East and Charing Cross. Sevenoaks station has services to London Charing Cross/Cannon Street from 32 minutes (London Bridge from 22 minutes). Sevenoaks offers a range of independent and high street shops, numerous cafes and restaurants, the Stag cinema/theatre, M&S food store and Waitrose supermarket.

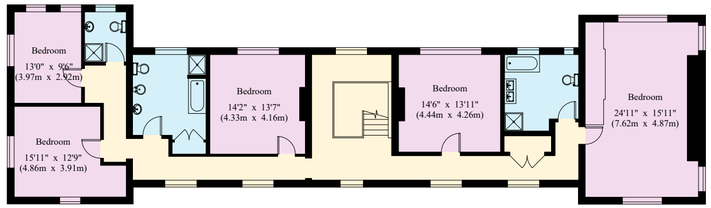
There are wonderful walking opportunities to be had nearby through Knole Park, Brittains Wood and the countryside beyond. Leisure facilities include Wildernesse and Knole Park golf clubs in Sevenoaks and Nizels Health & Golf club in Hildenborough. Sevenoaks has its own leisure centre and numerous sports clubs.

DIRECTIONS

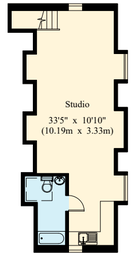
From Sevenoaks station proceed in a northerly direction on the London Road passing Oakhill Road on your left. Kippington Road is the next left. Proceed up the road, past the church and the entrance to the property is the 1st drive on the left after the church.

PROPERTY INFORMATION

Tenure: Freehold
Local Authority: Sevenoaks District Council
Council Tax Band: G
EPC Rating: D (61)
Postcode: TN13 2LL

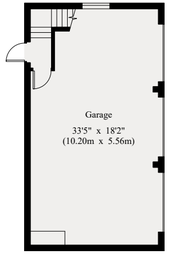


First Floor



First Floor

Ground Floor



Ground Floor

House - Gross Internal Area = 431.6 sq.m / 4,645 sq.ft.
Garage - Gross Internal Area = 95.7 sq.m / 1,030 sq.ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted to tell you more.

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